



16 DARBY ROAD
BECCLES



We are pleased to offer this deceptively spacious, well proportioned, detached four bedroom bungalow with loft conversion. Located in Beccles, close to town centre, schools , parks and bus stops.

Entering from the front into an entrance hall with two storage cupboards and stairs rising to the first floor. The bay fronted sitting room is located to the left and could also be used as another bedroom. There are two further rooms currently used as bedrooms located off the entrance hall, one of which is again bay fronted. As you continue along the entrance hall there is a shower room housing walk in shower, sink and toilet and there is also another separate toilet. A door leads from the entrance hall through to the lounge area which has French doors opening through to a 20' conservatory, which enjoys views over the rear gardens. The kitchen is located to the right off the lounge.

The first floor has two bedrooms off the landing with eaves storage and both bedrooms have a Velux window.

Outside, the front of the property is approached via a drive way with additional grassed area and a variety of plant and shrub borders. there is side access through to the

rear garden. The mature, long west facing rear gardens are laid to lawn with shrubs and a vegetable patch.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

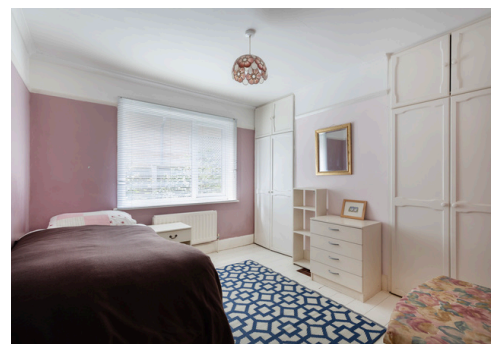
East Suffolk Council. Council Tax Band - D



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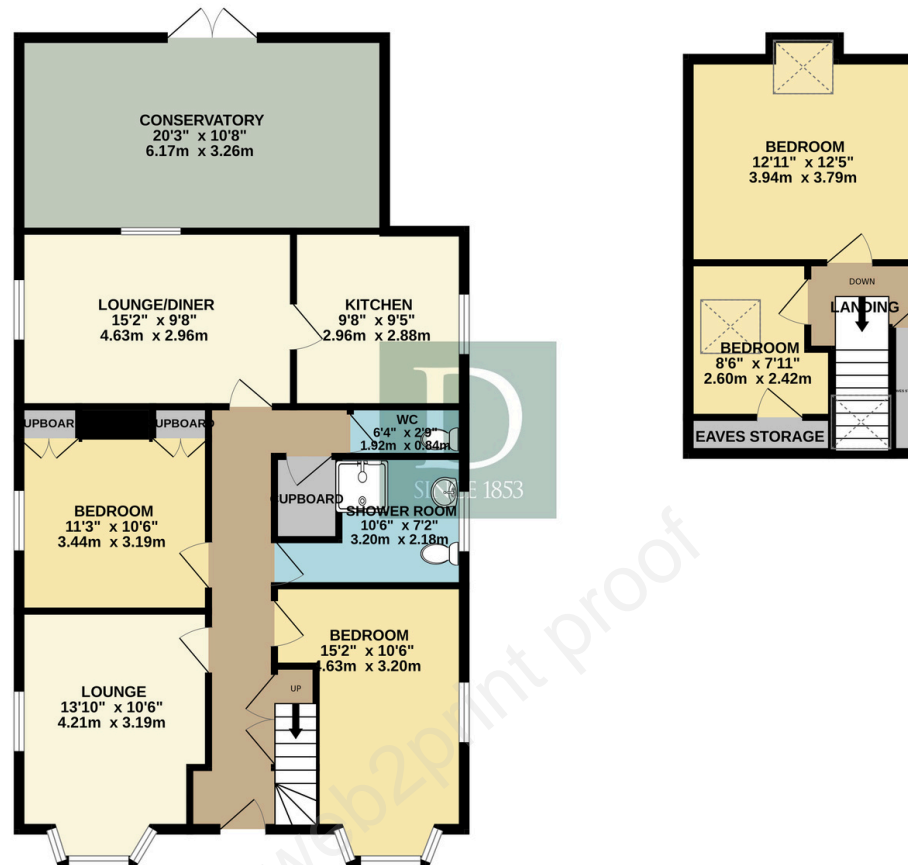
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DECEPTIVELY
SPACIOUS

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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